

**UNITED STATES BANKRUPTCY COURT**

District of New Jersey  
401 Market Street  
Camden, NJ 08102

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Case No.: 08-33787-JHW  
Chapter: 7  
Judge: Judith H. Wizmur

In Re: Debtor(s) (name(s) used by the debtor(s) in the last 8 years, including married, maiden, trade, and address):

Quinn-Woodbine Realty & Leasing, LLC  
c/o Marita & Michael Quinn  
509 Burr Street  
Fairfield, CT 06825

Social Security No.:

Employer's Tax I.D. No.:  
22-3568766

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**NOTICE OF PROPOSED ABANDONMENT**

Thomas J Subranni, Trustee for the above-captioned case, has filed a notice of intent to abandon certain property described below as being of inconsequential value to the estate.

If any creditor or other party in interest has an objection to the proposed abandonment, the objection and a request for a hearing on such objection shall be in writing, served upon the Trustee and filed with the Clerk of the United States Bankruptcy Court. Such objection and request shall be filed with the Clerk and served upon the Trustee no later than June 18, 2009.

In the event an objection is timely filed, a hearing will be held before the Honorable Judith H. Wizmur on

DATE: June 22, 2009  
TIME: 10:00 A.M.  
COURTROOM: 4B

If no objection is filed with the Clerk and served upon the Trustee on or before June 18, 2009, the abandonment will take effect on the fifth day following the last day to file objections.

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The description of the property to be abandoned is as follows:

1585 DeHirsch Avenue, Woodbine, NJ 08270  
FMV: \$1,100,000.00  
Liquidation value

The liens on the property to be abandoned are as follows  
(including amount claimed due):

Banc of America – \$960,000.00  
O'Connor, Terrance & Kathryn – \$108,000.00  
Remick, N. or D. – \$24,113.40  
Woodbine Borough Tax Collector – \$22,882.74

The amount of equity claimed as exempt by the debtor is:  
\$0.00

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Request for additional information about the property to be abandoned should be directed to the Trustee at:

Thomas J Subranni  
Subranni, Ostrove & Zaubers  
1624 Pacific Avenue  
Atlantic City, NJ 08401  
(609) 347-7000

or the trustee's attorney (if applicable) at:

Scott M. Zaubers  
Subranni, Ostrove & Zaubers  
1624 Pacific Ave  
PO Box 1913  
Atlantic City, NJ 08404  
(609) 347-7000

Dated: June 1, 2009

JJW:

James J. Waldron  
Clerk

# Certificate of Service Page 3 of 8

## CERTIFICATE OF NOTICE

District/off: 0312-1  
Case: 08-33787

User: amangano  
Form ID: 154

Page 1 of 1  
Total Served: 16

Date Rcvd: Jun 01, 2009

The following entities were served by first class mail on Jun 03, 2009.

db +Quinn-Woodbine Realty & Leasing, LLC, c/o Marita & Michael Quinn, 509 Burr Street,  
Fairfield, CT 06824-7108  
smg U.S. Attorney, 970 Broad St., Room 502, Rodino Federal Bldg., Newark, NJ 07102-2534  
smg +United States Trustee, Office of the United States Trustee, One Newark Center, Suite 2100,  
Newark, NJ 07102-5235  
cr +Alpert Butler & Weiss, P.C., The Alpert Professional Building, 449 Mt Pleasant Avenue,  
West Orange, NJ 07052-2723  
cr +Bank of America, N.A., c/o Gregory & Reed, P.C., 2 Sylvan Way, Parsippany, NJ 07054-3809  
cr +Flaster/Greenberg, E. Richard Dressel, Commerce Center, 1810 Chapel Ave., West, 3rd fl.,  
Cherry Hill, NJ 08002-4606  
r +Vanguard Property Group, Inc, 2900 Fire Road, Suite 101, Egg Harbor Twp., NJ 08234-4075  
509257145 +Alpert Butler & Weiss, 449 Mt. Pleasant Ave., W. Orange, NJ 07052-2723  
509225805 +Banc Of America Leasing & Capital, LLC, Edward Wilson/Banc America Strategic So,  
111 Westminster St/RI-1-102-15-01, Providence, RI 02903-2305  
509257146 +Flaster/Greenberg, 1820 Chapel Ave. West, Cherry Hill, NJ 08002-4610  
509558765 ++INTERNAL REVENUE SERVICE, CENTRALIZED INSOLVENCY OPERATIONS, PO BOX 21126,  
PHILADELPHIA PA 19114-0326  
(address filed with court: Internal Revenue Service, PO Box 21126, Philadelphia, PA 19114)  
509257147 +O'Connor, Terrence & Kathryn, 15 Farm Street, Dover, MA 02030-2303  
509257148 +Remick, N. Or D., P.O. Box 39, Barnegat, NJ 08005-0039  
509225806 +Stephen J. Reed, Esq., Gregory & Reed, 2 Sylvan Way, Suite 303, Parsippany, NJ 07054-3869  
509613510 +United States Trustee, 1 Newark Center, Suite 2100, Newark, NJ 07102-5235  
509257149 +Woodbine Borough Tax Collector's Office, 501 Washington Ave., Woodbine, NJ 08270-2024

The following entities were served by electronic transmission.  
NONE.

TOTAL: 0

\*\*\*\*\* BYPASSED RECIPIENTS (undeliverable, \* duplicate) \*\*\*\*\*

509613645\* +United States Trustee, 1 Newark Center, Suite 2100, Newark, NJ 07102-5235

TOTALS: 0, \* 1

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.  
USPS regulations require that automation-compatible mail display the correct ZIP.

Addresses marked '++' were redirected to the recipient's preferred mailing address  
pursuant to 11 U.S.C. 342(f)/Fed.R.Bank.PR.2002(g)(4).

**I, Joseph Speetjens, declare under the penalty of perjury that I have served the attached document on the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**

**Meeting of Creditor Notices only (Official Form 9): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Jun 03, 2009

Signature:

